

APR 23 2014

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S 39° 33' 21" W
L2	15.00'	N 51° 34' 02" W
L3	40.00'	N 39° 33' 21" E
L4	15.00'	S 51° 34' 02" E
L5	40.00'	S 39° 02' 04" W
L6	50.00'	S 51° 34' 02" E

NOTES:

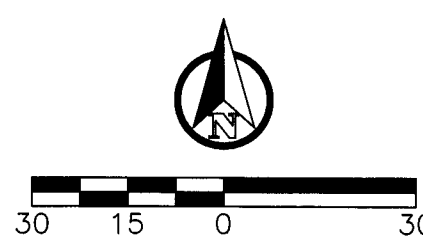
- TOPOGRAPHY SHOWN HERE IS BASED ON FIELD SURVEY DATA.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- PROPERTY IS CURRENTLY ZONED COMMERCIAL (C3) PER CITY OF BRYAN ORDINANCE.
- THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
A. CITY OF BRYAN 98/205
B. CITY OF BRYAN 100/254
- A PORTION OF THIS TRACTS OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #4804100185E, EFFECTIVE MAY 16, 2012.
- THE FINISHED FLOOR ELEVATION OF ANY PROPOSED STRUCTURE(S) SHALL BE ONE FOOT ABOVE THE APPLICABLE BFE AT THE TIME OF DEVELOPMENT.
- HIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, GF NO. 4041003429, EFFECTIVE DATE: 08-17-2013.

Legend

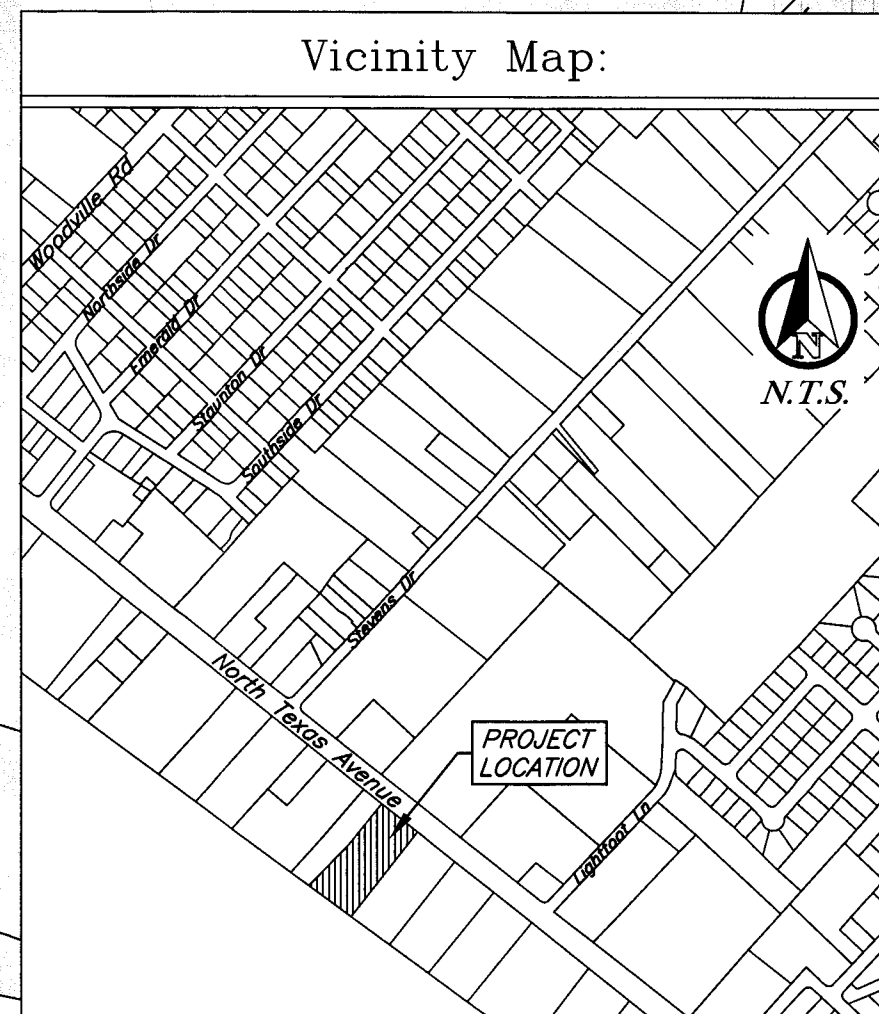
Line Types

—	Proposed Conditions
—	Existing Conditions
W-6	Existing Water Line
S-6	Existing Sanitary Sewer
GAS	Existing Gas Line
AE	Existing Aerial Electrical
- - -	Existing Contour
- - -	Existing Easement
- - -	Existing Storm Piping
- - -	Existing Wood Fence
- - -	Existing Chainlink Fence
XXX	Existing Wire Fence
FLOODPLAIN	Floodplain Boundary
---	Property Line

⊙	Light Pole
⊙	Power Pole
⊙	Sewer Manhole
⊙	Sewer Cleanout
⊙	Water Meter
⊙	Water Valve
⊙	Hydrant



Vicinity Map:



**PRELIMINARY
PLAN**

**RBA - N. Texas Ave.
Subdivision**

2.014 Acres
Block 1, Lot 1
Moses Baine League, A-3
Bryan, Brazos County, Texas
April 2014

Developer:
RBA Investments LLC
1598 Imperial Center Suite 2001
West Plains, MO 65775

Owner:
Mauro Ayala
21811 Pepperberry Tr
Spring, TX 77388

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBP# F-9951